

**MINUTES OF THE REGULAR MEETING OF THE
SAN MARCOS PLANNING AND ZONING COMMISSION
COUNCIL CHAMBERS, CITY HALL
September 27, 2011**

1. Present

Commissioners:

Bill Taylor, Chair
Bucky Couch, Vice Chair
Sherwood Bishop
Kenneth Ehlers
Carter Morris
Chris Wood
Curtis Seebeck

City Staff:

Matthew Lewis, Development Services Director
Sofia Nelson, Chief Planner
Christine Holmes, Chief Planner
John Foreman, Planner
Francis Serna, Recording Secretary

2. Call to Order and a Quorum is Present.

With a quorum present, the Regular Meeting of the San Marcos Planning & Zoning Commission was called to order by Chair Taylor at 6:00 p.m. on Tuesday September 27, 2011 in the Council Chambers, City Hall, City of San Marcos, 630 E. Hopkins, San Marcos, Texas 78666.

3. Chairperson's Opening Remarks.

Chair Taylor welcomed the audience.

4. NOTE: *The Planning & Zoning Commission may adjourn into Executive Session to consider any item listed on this agenda if a matter is raised that is appropriate for Executive Session discussion. An announcement will be made of the basis for the Executive Session discussion. The Planning and Zoning Commission may also publicly discuss any item listed on the agenda for Executive Session;*

5. Citizen Comment Period

Paige Bishop, 1608 Lancaster Street thanked the P&Z for their service. She spoke regarding the Retreat Development and asked the Commission to consider changing the construction beginning and ending work times. Ms. Bishop said it is unfair that residents have to deal with the development.

Terry Hamilton, 1600 Lancaster resident across from the Retreat development stated she would like the construction hours to change because of the constant banging and beeping of the trucks.

Ed Davis, 107 Chaparral stated he purchased his home 26 years ago. He said it took him 12 years to build his water system. Mr. Davis explained that he has lost 50,000 gallons of water from the first 3 days from start of the Retreat development. He said he has many days cleaning mud out of the water pipes. Mr. David pointed out that he was just released from the hospital and thinks he was in the hospital due the development. He mentioned that the development has used his system. He added that plowing up the ground has increased dirt problems and they also bring up carcasses.

6. Update on Construction of Retreat at San Marcos.

Kristy Stark, Development Services Assistant Director-Permit Center gave the update.

Consent Agenda

7. Consider approval of the minutes from the Regular Meeting on September 13, 2011.

MOTION: Upon a motion made by Commissioner Bishop and a second by Commissioner Wood the Commission voted all in favor to approve on consent the minutes of the Regular Meeting on September 13, 2011. The motion carried unanimously.

Public Hearing

8. CUP-11-14 Thomas Cuevas (206 Flores). Hold a public hearing and consider a request by Thomas Cuevas to add an accessory residential structure on a site with an existing residence at 306 Luciano Flores Blvd.

Chair Taylor opened the public hearing for CUP-11-14. There were no citizen comments and the public hearing was closed.

MOTION: Upon a motion made by Commissioner Seebeck and a second by Commissioner Ehlers the Commission voted all in favor to approve CUP-11-14 with the following conditions: that two paved parking spaces shall be added; the permit is granted to the applicant and is required to be renewed when ownership of the main residence changes ; the accessory dwelling may not be rented separately from the main residence; the single-family occupancy restrictions applies to the entire property; and there shall be no separate utility meters. The motion carried unanimously.

9. PDD-11-07 (120 Warden Lane/ Thorpe Lane Lofts)- Hold a public hearing and discuss a request by Austin Civil Engineering, on behalf of Javastone Capital Holdings, for a Planned Development District Overlay (PDD) at 120 Warden Lane.

Chair Taylor opened the public hearing for PDD-11-07. Brent Hammond, representing the client advised that he was available to answer questions. There were no additional citizen comments and the public hearing was closed.

10. LUA-11-15 (Blanco Riverwalk) - Hold a public hearing and discuss a request by Mike Cotter and Vista Del Blanco for a Land Use Map Amendment from Mixed Use (MU) to High-Density Residential (HDR) for approximately 13 acres out of Lot 1, Block C, Blanco Riverwalk Subdivision, located at Riverway Avenue and Cotter Avenue.

11. ZC-11-19 (Blanco Riverwalk) - Hold a public hearing and discuss a request by Mike Cotter and Vista Del Blanco for a Zoning Change from Mixed Use (MU) to Multi-Family (MF-24) for approximately 13 acres out of Lot 1, Block C, Blanco Riverwalk Subdivision, located at Riverway Avenue and Cotter Avenue.

12. PDD-11-08 (Blanco Riverwalk) – Hold a public hearing and discuss a request by Mike Cotter and Vista Del Blanco for a PDD overlay district for approximately 13 acres out of Lot 1, Block C, Blanco Riverwalk Subdivision, located at Riverway Avenue and Cotter Avenue, with a proposed base zoning of MF-24.

Chair Taylor opened the public hearing for LUA-11-15; ZC-11-19; and PDD-11-08. Steve Ramsey, Ramsey Engineering gave a five minute presentation. He said he would be available to answer questions. There were no additional citizen comments and the public hearing was closed.

13. LDC Revisions Public Hearing and Discussion.- Hold a public hearing and discuss Land Development Code Revisions to the following sections: Chapter 1 Article 7 Division 1-Watershed Protection Plans, Chapter 1 Article 6-Platting Procedures, Section 6.7.2.1(j) Determination and Regulation of Lot Size, Section 2.2.1.1 Development Agreements, Chapter 1 Article 8 Division 1- Site Preparation Permits, Section 4.1.5.1 Creation of a new zoning district- Vertical Mixed Use, Chapter 4 Division 2 Public, Special, and Nonresidential Districts, Section 4.2.1.11 MF-12 Multiple- Family Residential Districts, Section 4.2.1.12 MF-18 Multiple Family Residential District, Section 7.4.2.3 General Requirements for Sidewalks, Section 1.5.6.6 and Section 1.10.1.4 Historic Preservation Appeals Process, Chapter 7.4.1.4 Specific Street Standards- Street Lights, Chapter 8 Glossary- Revisions to the Definition of Major, Minor, and Moderate Recharge Features.

Chair Taylor opened the public hearing. There were no citizen comments and the public hearing was closed.

14. Discussion Items.

Commissioner Bishop requested that aerial photos be included in the staff reports or in the presentation.

Commissioner Morris thanked staff for including the land development code sections in their staff reports.

Development Services Report

a) The Use of the SmartCode.

Matthew Lewis announced that the Commission would be reviewing several SmartCode projects on the October 11, 2011 Planning Commission meeting.

Sofia Nelson gave a brief review of SmartCode.

Commissioners' Report

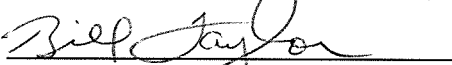
There were no reports.

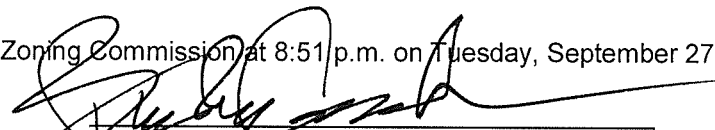
15. Questions and answers from the Press and Public.

There were no questions from the public.

16. Adjournment

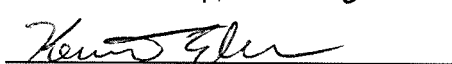
Chair Taylor adjourned the Planning and Zoning Commission at 8:51 p.m. on Tuesday, September 27, 2011.



Bill Taylor, Chair


Bucky Couch, Vice Chair


Sherwood Bishop, Commissioner


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Kenneth Ehlers, Commissioner


Carter Morris, Commissioner


Curtis Seebeck, Commissioner

ATTEST:


Francis Serna, Recording Secretary

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